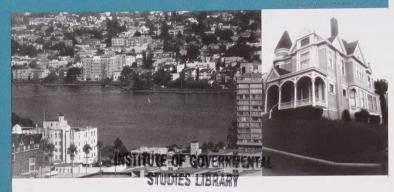
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San Antonio



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eighborhood Profiles



The Neighborhood Profiles are a series of informational brochures which describe the seven Community Development ("CD") Districts, and the Hills in the City of Oakland. The Neighborhood Profiles are designed to serve as a planning tool, a resource document and as an historical reference point for community activists, local leaders, elected officials and the business community.

OCCUR recognizes Oakland's neighborhoods as one of the City's greatest assets. Community based development has played a major role in the ongoing revitalization of Oakland's neighborhoods and should be promoted at every opportunity. It is in the spirit of supporting community based development activities that these profiles were prepared.

City of Diversity: Oakland's Rich Heritage

nineteen miles of coastline to the west and rolling hills to the east, Oakland is truly a magnificent city. With a population near 372,000, Oakland is the sixth largest city in California. Today's Oakland, shaped by a long and colorful history, is driven by change and opportunity.

The roots of Oakland are found with its original inhabitants, the Ohlone Indians. As hunters and gatherers they lived amongst the riches of the land and water around them. Their villages spread throughout what is now known as Oakland.

The mid 1700's marked the beginning of Spanish colonization and the demise of the native populations. By the time Oakland was established in 1852, these populations had been severely depleted.

In 1820, the King of Spain gave retiring Presidio soldier Don Luis Maria Peralta some forty-four thousand acres of Ohlone land. The grant extended from the shore of the Bay to the hills that lined the San Leandro Creek, to El Cerrito and included all of the present day Oakland, Piedmont, Berkeley, Emeryville, Alameda, Albany, and parts of San Leandro. In 1842, Peralta divided his ranch between his four sons.

In the early 1840's, the U.S. government began aggressive attempts to buy the California territory from Mexico. but all offers were refused. The Mexican-American War of 1846 resulted in the annexing of California to the United

The Gold Rush began in 1848 and brought many settlers in search of riches to the Bay's edge. These newer settlers, representing diverse ethnicities, traditions, and geographic origins, dramatically changed the cultural landscape and economic environment of Oakland. This period marked the birth of modern day "Oakland."

On March 4, 1852, the town of Oakland was incorporated by Horace W. Carpentier, Andrew J. Moon, and Edson Adams, three European Americans from New York These men assumed that U.S. annexation of California nullified all existing Mexican and Spanish land holds, and began selling Peralta owned land when they arrived. The Peralta family sued and eventually the courts decided in their favor. In the end, however, the majority of the land had been sold and Peralta was forced to sell the remaining plots to cover extensive legal fees.

The Transcontinental Railroad came to Oakland in 1869 and caused industry, commerce and the population to boom. These trains opened the State of California to the rest of the country. The main passenger depot was at 7th and Broadway. Hotels, restaurants, drugstores and other conveniences lined the streets of downtown Oakland welcoming the incoming travelers. Railroad-related employment and business opportunities attracted a flood of newcomers. The construction of the transcontinental railroad brought Chinese immigrants to the Bay Area, a large number of these new immigrants settled in Oakland in what is today the Chinatown area.

This sudden influx of Chinese immigrants was met with tension by some Oakland residents. Beginning in 1882,

Located on the edge of the San Francisco Bay with Congress passed a series of Chinese Exclusion Acts which legalized discrimination against Chinese immigrants. New Chinese immigrants in Oakland found themselves forced into lower wage earning labor fields. Over time, Chinatown became a self-sufficient community of business and services for the Chinese community, despite state sanctioned

> The 1906 San Francisco Earthquake sent many San Francisco residents scrambling to the East Bay. Oakland represented a major center for emergency earthquake relief

World War II had a profound impact on the Oakland economy. Starting in the 1940's, local industry shifted from agriculture to shipbuilding. Oakland became the center for shipbuilding on the west coast. Defense related em-

ployment opportunities brought in a large number of migrants from around the country. African-Americans from the south made up a large percentage of the new shipbuilding workforce and predominantly African-American neighborhoods sprung up near the shipbuilding yards

The number of African-Americans in Oakland increased dramatically during World War II. In 1940, before World War II, African-Americans made up 2.8% of Oakland's population; by 1950 this percentage had grown to 12.4%

Oakland went through a tremendous adjustment period after World War II. The defense workers were displaced along with the large population of factory workers. The City suffered through many of the same urban problems that hit other cities at that time: chronic unemploy-

Many middle class Whites opted to move to areas less impacted by the migration of working class people of color. During the 1950's 82,000 Whites, one-quarter of the total White population of Oakland, left the City. The social landscape of the Bay Area became racially segregated and more economically stratified than ever before.

ment, racial tensions, and the physical deterioration of once

tion of the freeway system during the 1950's, resulted in the

dramatic out-migration of Whites from the City of Oakland.

Increased racial tensions, coupled with the comple-

proud neighborhoods.

In the 1960's Oakland was the stage for some of the country's most dramatic anti-draft riots and civil rights protests prompted by the Vietnam War and the Civil Rights era. No longer the thriving city of years gone by, Oakland began to lose popularity based on race and class prejudice, the rising tides of crime and increasing levels of poverty.

In 1966 the controversial Black Panther Party was born in Oakland. The legendary African-American group began as an armed patrol to insure that African-American citizens of Oakland were treated justly by the police. They were able to instill a much needed level of pride in the African-American community. The Black Panther Party's aggressive agenda for change was seen as a threat to the existing system and within a decade of its conception, it was dismantled by the U.S. government and local police depart-

Oakland elected Lionel J. Wilson, its first non-white mayor, in 1977. Wilson, an African-American, held that office until 1989. At this time, Oakland had the second largest African-American middle class in the U.S. Also in Oakland was a flourishing Asian and Pacific Islander population, and a proud Latino population. Young Whites began moving back to Oakland after a long absence that began in the 1960's and 70's.

In 1989 the Loma Prieta earthquake shook the Bay Area. While much attention was centered on the collapse of the Cypress Freeway, the core of downtown Oakland was also badly damaged. Oakland's resilience was tested by the firestorm of 1991 on the heels of the 1989 earthquake. The firestorm destroyed nearly 4,000 homes in the Oakland and Berkeley hills area.

During the 1990's and into the 21st century, the indomitable spirit of Oakland will continue to be challenged by numerous issues. There is an intensified need to revitalize housing, neighborhood, and commercial strips throughout the City. The new Federal and State Buildings, a refurbished City Hall, and the ongoing construction of the Municipal Government Plaza indicate that Oakland will become a center for regional government.

Present day Oakland has been called the most integrated city in America with close residential proximity between ethnic and racial groups throughout the City. This accounts for the City's admirable cultural diversity. One of Oakland's most remarkable qualities continues to be its fierce sense of community with its seven CD Districts, over 500 community based organizations, and a civic pride that runs through the soul of the City.

San Antonio gets its name from Antonio Peralta, the son of Don Luis Maria Peralta. In 1842, Antonio's father gave him the land that stretches from present day Seminary Avenue to Lake Merritt. One of the earliest divisions of Antonio's land was Clinton Park. Clinton Park occupied the western portion of the land that stretched from Lake Merritt to 14th Avenue. This tract of land was purchased from Antonio by Moses Chase and the Patton brothers in 1854. They were among the first Europeans to settle in the area.

During the late 1850's and early 1860's the principal industry in the area was logging. Redwood harvesting in the hills of Oakland was a lucrative trade. Timber was transported down Park Boulevard onto 13th Avenue and into the San Antonio Creek which, at the time, flowed at the base of 13th Avenue. From there it went from the Oakland Estuary to the Bay, and to San Francisco where it was transported to its final destination. Oakland's lumber played a key role in the rebuilding of San Francisco after the 1906 earthquake and fire. It was used to rebuild hundreds of homes and

A commercial district formed near the site were timber was loaded. In 1870 all districts in the area where incorporated as the town of Brooklyn. In 1872 the town of Brooklyn was annexed to the City of Oakland.

San Antonio continued to develop through the 1920's and became a desirable suburban community. Over the years leading up to World War II, a number of single family homes were converted into apartments to accommodate the newcomers drawn to the area for defense related job opportunities.

During World War II, the Kaiser shipyards attracted large numbers of African-American workers from the southern United States. The closing of the shipyards after the war left these newcomers unemployed. In the late 1940's, the construction of the MacArthur and Nimitz freeways isolated the residents of San Antonio, predominantly people of color, from the more wealthy white neighborhoods in the Piedmont hills. By stripping its commercial thoroughfares of traffic, the freeways had disabled San Antonio's commerce.

There was a great influx of people of color into the district in 1948 when the Supreme Court ruled that racially exclusive neighborhood covenants were unconstitutional. In the mid 1960's, the ethnic composition of the area was further affected by the construction of the Main Post Office Branch and BART station in West Oakland. These buildings wiped out hundreds of homes and displaced numerous African-American and Latino residents, many of whom relocated to the San Antonio area.

The Clinton Park area, between Foothill Boulevard and 14th Avenue, was selected as the first western site of the Federal Urban Renewal Project in 1955. The result was 1,000 new units of housing in 57 apartment buildings. (By 1990, 98 of Oakland's 291 Federal Housing Authority Projects were located in San Antonio). Unfortunately, the government's efforts to provide low income housing were not matched with efforts to spark economic growth. The result was continuing physical, cultural, and economic isolation from the surrounding neighborhoods, high concentrations of lowincome housing, and economic stagnation within the neighborhood.

Today San Antonio is working to meet the challenges of housing density and public safety. The San Antonio Community Development Corporation and the District Council have taken exemplary steps towards building a housing, commercial, and service infrastructure for the future. Emerging commercial strips such as those along East 18th, East 14th, and Foothill Boulevard are examining the effective blend of old and new revitalization strategies,

In 1997 San Antonio is a true blend of cultures with rows of Spanish style bungalows standing next to Victorian homes. On one level, San Antonio epitomizes urban America with high levels of unemployment and public safety concerns. But, it also demonstrates what urban America can optimally be: a place where thirty-four different languages are spoken, where Thai, Latino, African-American, Chinese and Native-American children play on the same jungle gym, and where women and men walk through town in their native dress celebrating one another's cultural heritage.

Public Education in San Antonio The Story of Our Schools

50,000 students, is the sixth largest district in the state. In the 1993-94 school year, African-American students made population; Latino and Asian students represented 19% and 18% of the student population, respectively. White students made up 7% of the total student population; the re- other than English at home; maining 2% were identified as "Other Race/Ethnicity."

with high levels of cultural and ethnic diversity as well as a people;

wide range of income levels, the Oakland Unified School District has been faced with the challenge to provide a quality education to students across the board. The School District is composed of 83 regular and year-round schools, 19 alternative schools/special programs, 37 education centers, 4 exceptional children's centers and 4 adult education centers.

The mission of the Oakland Unified School District, in partnership with parents and the community is: (1) to educate all students in order to help them meet or raise their aspirations, and (2) to help them develop a positive vision

of the future and acquire the attitudes, knowledge and skills vey distributed to all schools. necessary to become successful contributing citizens to so-

The school district works to meet these goals through the implementation of innovative programs and a state framework-based core curriculum. The state frameworkbased core curriculum includes grade level outlines and descriptions of the skills, concepts and abilities which students must master in Language Arts, Mathematics, Social Studies and Science. All teachers have participated and will continue to participate over the next several years in districtwide workshops which help to prepare teachers meetings to discuss current issues and concerns. in the implementation of the new curriculum.

Special district-wide programs include:

- A Comprehensive Technology Plan which has placed computer and multi-media labs in almost all schools;

The Oakland Unified School District, serving over schools which prepare students to enter college and/or be-

- · Whole School Change Models including Comer Proup 54% of the Oakland Unified School District student cess, Models of Teaching, Accelerated Schools Process and Coalition of Essential Schools:
 - Bilingual Programs for students who speak a language
 - · Year Round Programs which utilize the limited num-As a large urban school district located in a city ber of school sites to educate a growing population of young
 - Magnet Schools emphasizing areas ranging from science and literature to performing arts and high technology;
 - · Programs to boost student achievement such as Reading Recovery, the Algebra Project, Writing Portfolios, Homework Hotline and a Homeless Support Network;
 - A Middle Grades Initiative to reform all middle (and junior high) schools into vibrant, engaging learning communities for students and

Highlights from San Antonio . . .

The following highlights were chosen from the responses to a sur-

Project

The Schoolwide Publication Team at Franklin Year Round School creates publications reflecting literature and language arts from all grades. With the support of faculty, students are responsible for creating, writing, and editing. The publication reflects the diverse ability of Franklin's multilingual, multi-ethnic student population.

At Edna Brewer Junior high, students, parents and community leaders are encouraged to interact through a program called "Let's Rap." This program brings groups of students together with an adult leader for weekly lunch

The following statistics are provided by the Oakland Unified School District in the "School Profiles, School Year 1992-1993." This annual report and more detailed information may be obtained by calling the District Public 12 Career Academies in the 6 comprehensive high Information and Publications Office at (510) 879-8582.

San Antonio	1992-93	% LEP	Stability	Attendance	Fi	ee/Reduce	dRetention
	Attendance	Students	Rate	Rate	AFDC%	Lunch	Rate
Bella Vista Y.R. (K-6)	869	54	89	94	77	91	2
Cleveland (K-6)	406	26	96	97	72	49	2
Franklin Y.R. (K-6)	1,018	66	92	96	67	90	1
Garfield Y.R. (K-6)	1,225	66	91	96	61	58	2
Hawthorne Y.R. (K-6)	1,249	63	89	93	36	66	2
La Escuelita (K-6)	358	56	88	94	33	80	1
Manzanita Y.R. (K-6)	965	36	90	94	79	76	2
Whittier Y.R. (K-6)	709	33	85	89	74	83	4
Edna Brewer (7-9)	920	28	91	90	33	57	8
Roosevelt (7-9)	928	57	85	90	74	65	11
Oakland (10-12)	1,646	45	88	94	56	50	9

Attendance is the total number of students enrolled during the school year. LEP % Students represents the percentage of the student body enrolled in the Limited English Program. Stability Rate measures the percentage of students that remain in the same school for the entire year. Attendance Rate measures the percentage of total student enrollment in attendance during the school year. AFDC Rate represents the percentage of the total student enrollment receiving AFDC benefits. Free/Reduced Lunch measures the percentage of the total student enrollment receiving free or reduced lunches. Retention Rate represents the percentage of the total student enrollment that are held back (not graduated) at the end of the school year.

Community Development Block (

The Community Development Block Grant "CDBG" Program was initiated by the Office of Housing and Urban Development ("HUD") in August of 1974. It is a federal program that is designed to assist local governments in the provision of safe, decent, sanitary housing, and economic and community development activities. Under this program local governments have the power to autonomously distribute funds according to the greatest local needs. However, HUD strongly recommends three principal beneficiaries of these funds:

- 1) Activities that benefit low and moderate income individuals;
- 2) Activities that address urgent needs in local municipalities;
- 3) Activities directed toward the elimination of slum and blight.

HUD and the CDBG program have been trimmed back in recent years. By 1997, 3% of CDBG allocated funds have been cut. However, with \$6 billion dollars needed in 1998 to renew Section 8 housing contracts, the CDBG program is being threatened with cuts up to 35%.

Following is an inventory of the City activities funded with Community Development Block Grant funds. This inventory provides the total amounts allocated for each project between the years 1975-1987 and 1989-1994. Data for 1988 is not available. Projects that are district specific are listed first, followed by programs administered throughout the city as a whole.

All amounts are derived from the Office of Housing and Neighborhood Development's Annual Grantee Performance reports. Due to the changing reporting and project identification requirements over the history of the CDBG program, all totals should be considered approximate.

San Antonio District Projects -- 1975 to 1987

Project	Allocation	Project	Allocation
Housing Programs	\$3,831,865	Human Service Programs	\$1,034,000
Park Development Programs	\$750,000	Commercial and Economic Development	\$187,000
Public Works Improvements	\$663,000		

San Antonio District Projects -- Sample Five Year Allocation Pattern

(period covered 1989 -- 1994)

Froject	Anocation	Project A	llocation
Oakland Independent Support Center	\$5,077	Project SEED, Inc.	\$57,621
Career Training Institute	\$24,105	San Antonio District House	\$13,841
Alameda-Contra Costa Lion Central Committ	ee \$8,513	San Antonio Community Development Corp.:	\$9,000
For the Blind: Senior Independent Living	Program	Small Business Program	
San Antonio District Housing Fund	\$28,373	Drug Abatement Institute: Safe Streets Now	\$10,000
Oakland Senior Center	\$11,075	Center for Southeast Asian Refugee Resettlement	nt \$10,000
San Antonio Community Development Corp.:	\$23,910	Black Women Organized for Educational	\$7,000
District Neighborhood Revitalization		Development Black Women's Resource Cente	r Oakland
San Antonio Community Development Corp.:	\$357,279	Licensed Day-Care Operators' Assoc.:	\$7,000
Child Care Vendor Voucher Program		Grandparents Respite Program	
San Antonio Community Development Corp.:	\$218,770	East Oakland Community Project	\$23,315
Manzanita Neighborhood Center Tutorial	Program	Women's Initiative for Self Employment:	\$10,000
Family Violence Law Center	\$23,067	Oakland Program	

rant Allocations -- San Antonio

Allocation

Project

Project	Allocation	Project	Allocation
Ethiopian Community Resource Center: Social	\$79,852	Interface Institute: Project Primer	\$42,000
Skills Adjustment Training & Rejuvenation Pro	g.	Knowledge Is Power Institute	\$5,000
La Clinica de la Raza: Health Project, Inc.	\$138,197	Cambodian New Generation, Inc.	\$10,000
San Antonio Neighborhood Health Center		Newcomer Neighborhood Housing Project	
North Oakland Parish: Senior Care Services	\$23,192	Elderly Services Partnership Coalition	\$12,500
Oakland Pot Luck	\$1,000	San Antonio District Neighbors Project:	
Intertribal Friendship House: Youth,	\$10,000	Community Resource Representative	
Women & Senior Program		Project Reconnect	\$21,000
		Centro Legal de la Raza	\$30,000

City-Wide Projects -- 1997 through 1998

Project

Allocation

Troject		Troject	
ADMINISTRATION	\$1,342,670	City of Oakland, Library Services	\$132,034.50
		Clausen House	\$42,000.00
ECONOMIC DEVELOPMENT PI	ROGRAMS \$2,210,699	Community and Economic Development Agency Community Child Care	\$51,670.00
HOUSING PROGRAMS:		Coordinating Council of Alameda County	\$64,703.00
Rehabilitation Loan Programs	\$3,000,000	East Bay Spanish Citizen's Foundation	\$25,000.00
Vacant Housing/Housing Developme	ent Programs \$1,022,000	Elder Abuse Prevention	\$28,000.00
Self-Help Paint and Free Paint	\$400,000	Elmhurst Food Pantry	\$53,000.00
Minor Home Repair	\$425,000	Healthy Babies, Inc.	\$20,749.50
Access Improvement Program (AIP) Grants \$165,000	Jobs for Homeless Consortium HOPE	\$20,949.00
Housing Counseling	\$170,000	Kennedy Tract Parent-Child Center	\$20,000.00
Fair Housing	\$265,000	Legal Assistance for Seniors	\$93,002.00
Shared Housing Program	\$44,000	Legal Aid Society of Alameda County	\$19,143.00
Reverse Annuity Mortgage Program	\$24,000	North Oakland Parish	\$25,000.00
Rental Assistance Program (first &	last months rent) \$25,000	Oakland Potluck	\$9,319.00
Homeless Winter Relief	\$250,000	Oakland Private Industry Council	\$40,000.00
		Oakland Asian Students Educational Services	\$10,334.00
NEIGHBORHOOD/PUBLIC SERV	ICES PROGRAMS	Office of Parks, Recreation, and Cultural Affairs	\$259,955.00
A Safe Place	\$19,286.00	Over (60) Health Care Center	25,000.00
Alameda County Food Bank	\$137,129.00	Phase III Christian Services	\$80,000.00
Alameda/Contra Costa		Project Re-Connect	\$67,857.00
Lions Central Committee for the	Blind \$6,695.00	Project Outreach	\$73,900.00
Alzheimer's Services of the East Bay	y \$84,697.00	Project-SEED	\$41,336.00
Bay Area Community Services	\$85,000.00	San Antonio	
Bay Area		Community Development Corporation	\$155,010.00
Black Consortium for Quality He	ealth Care \$20,000.00	Spanish Speaking Unity Council	\$25,000.00
Berkeley Oakland Supportive Service	ees \$41,000.00	St. Mary's Center	\$71,000.00
Boys and Girls Club of Oakland	\$59,620.00	Supporting Future Growth	
Central East Oakland		Development Center, Inc.	\$25,000.00
Community Development Corpo	pration \$75,000.00	The Highland Foundation	\$50,000.00
Centro Legal De La Raza	\$5,000.00	Women's Employment Resources/	
City of Oakland, Department of Agi	ng \$103,312.00	One-Stop Youth Information Center	\$50,000.00

Homelessness in Oakland

The issue of homelessness has severely plagued Oakland since the late 1970's - early 1980's Today, Oakland's growing low-income population is comprised of families with children, part-time workers, people from diverse backgrounds. some suffering from severe mental illnesses or substance abuse, victims of domestic violence, as well as people with AIDS. According to a report by Homebase, over 54,000 people in Alameda County had experienced an episode of homelessness by the year 1994. A report by the Alameda County Reinvestment Base Closure Committee estimated that an additional 30,000 individuals were at risk of becoming homeless due to the closing of Oak Knoll and Alameda Naval Air Stations alone. Oakland, with already 52% of Alameda's impoverished citizens, may continue to have one of the largest homeless populations in the Bay Area.

While there is no one cause for homelessness, there are four major factors that have increased the level of homelessness in the City of Oakland:

1. Population growth. Housing development has failed to keep pace with the growth in population. The rate of population growth in Oakland from 1980 to 1990 was just under

10%, while the growth rate for housing development was a mere 3%.

2. Inadequate income & public assistance. Over the last few years there has been a continuous decrease in income support. By 1995, aid to families with dependent children had decreased 10% and GA benefits have been given a ceiling level. Minimum wage, once calculated as the wage necessary to sustain the least expensive subsistence levels, has failed to keep pace with inflation and changes

Oakland residents are forced to either double up in homes or live in substandard conditions.

medical care, child care, drug and alcohol recovery programs and mental health services. Since 1980, the severe cuts in social services and welfare spending have hindered the ability of many low-income families and individuals to make ends meet. Many individuals have been forced out of their homes due to a lack of funds after covering something as simple as a doctor's bill or child care.

4. Shortage of affordable housing. The cost of housing in Oakland Support Services, A Safe Place, the Department Oakland and the greater Alameda County is among the highest in the United States. Since 1989, the increase in housing prices has outpaced the increase in median household income.

Adding to those currently homeless or at risk to homelessness due to socioeconomic problems, the Loma Prieta Earthquake of 1989 and the Oakland Hills Firestorm of 1991 displaced a large number of Oakland residents. Prior to 1989, Emergency Services Network ("ESN") estimated on any given day that 4,500 individuals were homeless in the City of Oakland. After the earthquake, some 9,000 individuals were left on the streets and over 1,000 units of affordable housing were demolished.

non-profit housing development corporations in Oakland and Berkeley formed the Post-Quake Recovery Project coordi-

nated by East Bay Housing Organizations. Five years later this collaborative has reopened or replaced 900 permanently affordable homes.

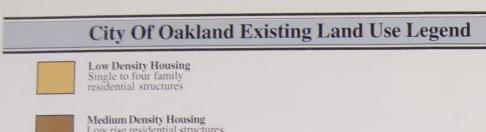
In 1991, the Oakland Hills Firestorm displaced 6,000 to 10,000 individuals by destroying over 3,500 building structures. Of these building structures, 96% were residential units.

City administrators, in the 1980's and 1990's, put forth an aggressive campaign designed to eliminate homelessness. Through the City of Oakland's Office of Housing and Neighborhood Development, several affordable housing opportunities and services have been provided to Oakland citizens such as: the restoration of seven previously damaged residential hotels; a First Time Home Buying Program that offers both down payment and mortgage revenue assistance to low-income families and individuals; the addition of 175 new rental units to the housing market and rental assistance programs. However, in 1997, a 6 billion HUD budget increase will be necessary to renew Section 8 contracts without jeopardizing CDBG funding.

In an effort to adhere to the policies set forth in the Oakland Homeless Plan, the City, through the interdepartmental/agency workgroup, has put in place several programs to benefit the homeless and very low-income population. Since the 1980's, local homeless organizations have experienced a shortage of shelter beds and supportive services for the homeless. In response to this shortage, the City has provided

in the economy. In an effort to stay off the streets, 20% of 281 more shelter beds to local homeless organizations and completed the rehabilitation of the Henry Robinson Multi-Service Center which provides homeless services, 3. Lack of access to necessary support services such as shelter beds and transitional housing units. The City has also provided funding for programs that provide one time grants or utility payments, rent move-in guarantees, assistance in the event of eviction, and money management assistance. Such programs include, but are not limited to: Eden Council for Hope and Opportunity, Oakland Homeless Families, Travelers Aid Society, East Oakland Switchboard, Sentinel Fair Housing, Berkeleyof Social Services, and St. Mary's Center.

Although the City, with its Homeless Commission, and ESN have made gallant efforts to address the homeless problem, homelessness has continued to increase at a level outside the direct control of Oakland city planners, social service agencies and other housing advocates. Many citizens are still at risk to homelessness due to the high cost of living matched with low monthly incomes and the impact of welfare reform. The City must therefore continue its homeless prevention campaign by developing new mitigating measures that involve the provisions of services along the continuum of care for the In response to this loss of low-income housing, ten homeless population. Because homelessness affects all elements of the community, these new efforts must address the community as a whole.



ir to twenty units

commercial structures, office buildings,

trial establishments.

blic / Institutional / Civic ools, churches, hospitals, libraries, post offices, olice and fire stations, public buildings

c open space, recreational

ded-up buildings, abandoned store fronts,

Free-Standing Parking Parking lots, parking structures

The Land Use Map illustrates the general pattern of existing land use within each district. The Land Use legend explains low each color represents a different land use. Existing land uses in the district were identified through a series of windshield" surveys. Given the size limitation of the map, only the predominant land uses on each block, identifiable from he public right of way were recorded. When land uses are mixed within a single structure with two or three stories, the land se on the ground floor is identified on the map. When the mixed use structure is four or more stories and all the upper loors are residential, then the structure is recorded as a residential land use.

Community Based Organizations

Mary Help Of Christian Brooklyn Neighborhood Preservation Association Organization 2100 - 10th Avenue, 94606

Neighborhood Association

590 Radnor Road, 94606

2611 East 9th Street, 94601-1401 Tuxedo Addition Neighborhood Association 3006 - 23rd Avenue, 94602

San Antonio Community Develop-Lake Merritt Business Assoc. ment Corp. 2012 Park Boulevard, 94602 2228 East 15th Street, 94602

City of Oakland Community and Economic Development Agency ("CEDA") 1333 Broadway, 4th Floor, 94612

CEDA San Antonio Hotline Number - 510-238-6652

Community Meeting Facilities

Jewish Community Center Oakland Evening Adult School 3245 Sheffield Avenue 750 East 14th Street 510-533-9222 510-763-2277 Manzanita Recreation Center Filipino Senior Citizen's Center 2710 - 22nd Street 200 Grand Avenue 510-535-5625 510-832-5206 Francis Marion Smith Recreation San Antonio Health Center Center

1030 East 14th Street 1969 Park Boulevard 510-238-5400 510-238-7742 Cambodian New Generation San Antonio Recreation Center 2619 Broadway 1701 Fast 15th Street 510-444-1483

510-535-5608 Marin Way Court Housing Intertribal Friendship House East 14th and 20th Avenue 523 East 14th Street 510-261-6432 510-452-1235

Historical Landmarks

John C. McCullen House, 2748 Grande Vista Avenue

Initial Cottage, 23/27 Home Place West

Evelyn Cottage, 3001 Park Boulevard

St. James Episcopal Church & Parish, 1540 - 12th Ave.

St. Joseph's Home for the Aged & Professional Center,

Grace Cottage, 1101/5 McKinley

The Lodge, 2901 Park Boulevard

2647 East 14th Street

Williams Block, 1148/1156 East 12th Street

Tower House, 1937 - 8th Avenue

Mary R. Smith Trust Cottages:

510-533-2321 J.L. Richard Terrace Housing East 12th and 2nd Avenue 510-465-9646 Eldridge Gonaway Commons East 12th Street and 3rd Avenue 510-893-0913 Lakeview Library

2111 East 14th Street

550 El Embarcadero 510-238-7344 San Antonio District House 2228 East 15th Street 510-536-1715

His Men Hin-Nu Terrace 2555 E. 14th Street 510-261-3626

CD District Board

The San Antonio Community Development Dis-Alfred H. Cohen House, 1440 - 29th Avenue trict Council has a 15 member Board of Directors Antonio Maria Peralta House, 2465 - 34th Street and meets every second Wednesday of the month Brooklyn Fire House, 1235 East 14th Street at 7:00 p.m. The meetings are held at the San Brooklyn Presbyterian Church & Parish, 1433 - 12th Ave. Antonio District House at 2228 East 15th Street. Capt. Henry E. Nichols House, 2304 - 9th Avenue The District Council is concerned about all neigh-Dr. William Bamford House, 1235/9 East 15th Street borhood issues and pays special attention to the Ellen Kenna House, 1218 East 21st Street areas of affordable housing, child care services, Hume-Wilcutt House, 918 - 18th Street youth and recreation, employment and training, and Jack London House, 1914 Foothill Boulevard zoning issues. James Presho House, 1806 - 10th Street For more information call: 510-238-3716



Total Children 19,626 36% Natural Born/Adopted 17,911 434 1% Grandchild 1.281 2% Other relatives 4,561 8% 1,949 Non-relatives NON-FAMILY HOUSEHOLD 9,912 18% 6.286 Householder living alone 11% Householder not living alone 1,575 3% Non-relatives 2,051 GROUPQUARTERS 972 Institutionalized Persons 623 Other persons in group quarters 54,754 Poverty By Age % Above % Below <5 years 5% 5 to 17 years 12% 18 to 24 years 8% 3% 25 to 54 years

SANANTONIO

* Latino

White

African-American

Other Race

FAMILYHOUSEHOLD

Household Type

Householder

55 to 64 years

65 years +

Spouse

Asian/Pacific Islander

Total Population

African-American

Asian or Pacific Islander

American Indian, Eskimo, or Aleut

1990 Population by Ethnicity

Therefore Latino should not be counted towards the Total for a given year

34.2%

43,870 80%

21%

12%

11,363

6,371

36%

5%

73% 27%

9%

Age		#	%		
< 5 yrs	4	5,200			
5 - 17 yrs	10	0,634	19%		
18 - 64 yrs	34	4,040	62%		
>64yrs	4	4,880	9%		
Median Age		33			
Education Attainm	nt	#	%		
<9th Grade	7	7,544	19%		
9th - 12th Grade	(6,614 7,737 8,502		17% 20% 22%	
High School Gradu	ie 7				
Some College	8				
Associate Degree	2	2,144	6%		
Bachelors Degree	4	4,362	11%		
Graduate Degree	1	1,949	5%		
Household Income	1990#	1990%	1980%	_	
Under \$5,000	1,090	7%	14%		
\$5,000 to \$9,999	3,080	19%	13%		
\$10,000 to \$14,999	2,133	13%	12%		
\$15,000 to \$19,999	1,932	12%	11%		
\$20,000 to \$24,999	2,188	13%	11%		
\$25,000 to \$34,999	3,099	19%	16%		
\$35,000 to \$49,999	2,742	17%	12%		
\$50,000 and over	2,869	17%	10%		

\$22,436

\$20,000

12%

Demographic Data

1990#

54.754

18.605

18,704

10,291

10.541

6,476

* Latino (Persons of Spanish Origin) is counted twice, in other words, a person can be both African-American and Latino,

60%

50%

1990% 1980#

100.0% 45.500

19.3% 12.786

11.8% 5,324

19,975

7,417

American Indian Islander

1990 Median HH Income

1980 Median HH Income

% Change in Med HH Inc

34.0%

0.8%

34.2%

18.8%

1980%

100.0%

43.9%

15.1%

16.3%

28.1%

Changes in Population by Ethnicity -- 1980 to 1990

African American Asian Pac. Latino White Other

% Change

20.3%

-6.9%

-21.6%

172.2%

38.7%

-17.6%

■ 1980 Population

1990 Population

Occupations

Employment Status Executive, administrative, 2,337 11% In armed forces 21,931 Employed 2,643 12% Professional specialty 2,541 Unemployed Technicians and related support 846 4% 14,679 Not in labor force 2,175 10% **Housing Units** Administrative support 3,790 17% Total # Housing Units 20,837 Private household service 192 1% 19,224 Occupied Protective service 316 1% 4,347 Owner Occupied All other types of service 3,448 16% Renter Occupied 14,877 Farming, forestry, fishing 309 1% 1,613 Vacant Precision production, craft and repair 2,400 11% Machine operators, assemblers, 1.598 7% **Housing Value** and inspectors <15,000 Transportation and material moving 883 4% \$15k-24,999 Handlers, equipment cleaners, 988 4% \$25k-34,999 helpers, and laborers \$35k-44,999 \$45k -59,999 \$60k-74,999 \$75k-99,999 \$100k-124,999 510 908 6% \$125k-149.999 435 2,379 16% \$150k-174,999 4.136 28% \$175k-199,999 2.959 20% \$200k-249,999 296 \$600-699 1,632 11% \$250k-299,999 \$700-999 1,329 \$300k-399,999 >\$1,000 132 205 No cash rent 190 1% \$400k-499,999 >\$500k Total # Units 14,720 100% Median Rent \$474 Median Housing Value \$132,142

Economic and Housing Data

The population of San Antonio increased by 9,254 19% during the same period. from its count of 45,500 in 1980 to 54,754 in 1990. This repreoling its size. The Latino population grew by 39%. The greattion living below the poverty line are 25 to 34 years old. est decreases in population were experienced by the African-American population, which declined by 42%. The White and as educated as the average for the City of Oakland. The

shifts towards becoming more ethnically diverse. The derican-Americans, one-third Asian/Pacific Islander, and one- district average of 35% third Latino and White combined.

1980 was \$20,000; by 1990, this figure had increased to \$22,436. value of all CD districts in 1990 was \$123,332. For the San In comparison, the city-wide median household income in Antonio District alone, this figure is \$132,142. The median 1990 was \$26,999. The growth rate in median household in-rent in San Antonio is roughly equal to the combined CD

At the time of the 1990 Census, approximately 27% ABC Security Services, Inc. sents a growth rate of 20%. The Asian/Pacific Islander popuof the population of San Antonio were living below the povlation grew by 165% during this time period, more than dou- erty line. The greatest percentage of San Antonio's popula-

The population of San Antonio is roughly as old, median age is 33 and over half the population have received During the 1980's, San Antonio made significant a high school diploma or have attended college.

Ninety-three percent of the housing units in San crease in the African-American and White populations, paired Antonio are occupied. Of those, 57% are owner occupied; with the increases in the Asian-American and Latino populathe remaining 43% are renter occupied. San Antonio's vations, helped make San Antonio one of the most ethnically cancy rate of 7% is equal to the average for all Community diverse districts in the City of Oakland. In 1990, the San Development "CD" districts combined. The owner-occu-Antonio district was made up of approximately one-third Afpancy rate in San Antonio is significantly higher than the CD

Housing values in San Antonio are higher than the The median household income for San Antonio in average for CD districts in Oakland. The median housing come during the 1980's for San Antonio was 12%. This is less district average. In 1990, the median rent for all CD districts than the city-wide median household income growth rate of was \$473; for San Antonio, median rent was \$474.

San Antonio -- Community Concerns

The community concerns listed below are the result of a survey distributed to members of the Community Developmen Districts and other community organizations in the district. This summary is not intended to be exhaustive, nor are the concerns listed in any particular order. The purpose of this section is to encourage discussions amoung residents, service providers, public agencies, and the private sector around the general issues cited below.

the existing housing stock in San Antonio. The high turnover rate of both single and multifamily residential units, coupled with lax building maintenance, has contributed to the deterioration of housing units in San Antonio.

• The district has a substantial number of absentee landbeing of the surrounding neighborhoods. These properties may, in many cases, be out of compliance with city housing codes; efforts should be made to ensure more stringent code

ing next to existing Victorian homes compromises the character of the neighborhoods in the district.

· San Antonio has one of the highest levels of overcrowding in Oakland. The massive influx of new immigrants in the district has not been matched with an increase in the number of housing units available.

 Outside of the area immediately surrounding Lake Merritt, banks and supermarkets are scarce in the district. In the remainder of the district, check cashing services and liquor stores are overrepresented. The district should advocate the establishment of a commercial and residential lending center, as well as a major supermarket.

• There is a desire to reduce the number of liquor stores that exist in the district. Residents are interested in instituting some policy to limit the quantity, or implement a moratorium on the placement of such stores in the district.

• The East 14th (now International Boulevard) and East 12th Street corridors are a diverse commercial mix representing many cultures with a range of businesses. Commercial signage along these streets comes in many languages: Vietnamese, Thai, Cambodian, Spanish and others. These businesses should come together across cultural lines to look at a long range commercial revitalization plan that capitalizes on the international commercial appeal of these corridors.

• While there have been new developments along the Oakland Estuary, there still needs to be increased access to the waterfront for both automobiles and pedestrian traffic.

37%

%

100%

93%

43%

5%

16%

1%

• Increased services are needed as well as a facility that could offer a range of activities for seniors.

• There is an increased demand for affordable child care services in San Antonio. The district's growing population requires a wide variety of service providers who are able to meet the specific linguistic/cultural needs of these children.

· A project should be developed linking emerging commercial opportunities in the district to an intensified job training and placement effort. This could take place as a part of a newly formed development and training center with the assistance of the City of Oakland.

• Because of the increased presence of new populations from South East Asia, Ethiopia, and Latin American countries, there is great interest in the development of more diverse health care delivery through Highland Hospital.

• There is a great need for improved drug education and • There is a need for a rehabilitation program for much of rehabilitation programs. While there are already a number be made to increase their effectiveness.

• There is a need to reopen branch libraries located in the lords who are perceived as having little interest in the well San Antonio District. "These sites, or a 'Village Center concept, could offer desperately needed after school pro-

• The district could benefit from a comprehensive youth development/recreation center. Such a center could offer • There is a concern that placement of manufactured hous- a range of classes and enrichment activities, including nutritional education, computer training, arts and crafts classes, and career development programs.

• San Antonio should increase its community policing efforts. The district should initiate discussions with the Oakland Police Department recommending an approach that integrates the relationship between small commercial activities and the surrounding residential neighborhoods.

• A collaborative effort between the community and the Oakland Police Department should address the incidence of drug related activity in the areas around East 23rd Avenue and East 14th Street.

• The safety of pedestrians throughout the San Antonio district is seen as an important issue. The densely populated district has seen a relatively high incidence of accidents caused by speeding motorists. The installation of speed bumps in particular problem areas has been suggested as a possible response to this problem.

Opportunities for Development

• Survey respondents identified five general possible areas for development: 20th Street at 23rd Avenue, East 26th Street at 23rd Avenue, East 12th Street at 14th Avenue, Foothill Boulevard at 21st Avenue, and along East 14th from 22nd Avenue to 28th Avenue.

· District residents and the Port of Oakland should continue to explore new opportunities for open space, recreational, and residential development along the San Antonio waterfront.

San Antonio District House

• San Antonio Neighborhood Health Center

Eldridge Gonaway Commons

• J.L. Richard Terrace

• The Arbor Villa Palm Trees

• The California Cotton Mills

• The Intertribal Friendship House

Highland Hospital

• The San Antonio Pier

San Antonio Park

• The Brooklyn Basin/Embarcadero Cove

Earthquake District

• His Men Hin-Nu Terrace

• Clinton Park

San Antonio Business Listing

50-100 EMPLOYEES

Beacon Day School, Inc. Hodge Food Service, Inc. McDonalds Corporation Jewish Federation of Greater EB Lucky Stores, Inc. East Bay Fashion, Inc.

101-250 EMPLOYEES The Merritt Restaurant & Bakery

Nestle Food Company SF Newspaper Printing. Co. Clinton Village Hospital Wallis Fashion, Inc. Gladman Psych Health Facility Bay Area Community Service, Inc. American Red Cross Bay Area Sea Land Service, Inc.

251 + EMPLOYEES

Kilpatricks Bakeries, Inc. Consolidated Schools of Oakland Safeway Stores, Inc. Roman Catholic Diocese of Oakland Oakland City Unified School District



The Neighborhood Profiles is a project of the Oakland Citizen's Committee for Urban Renewal Community Information Service (OCCUR/OCIS), OCCUR is a nonprofit organization providing technical assistance, training, monitoring, facilitation, and empowerment strategies on issues of housing, employment and neighborhood revi-

1330 Broadway Suite 1030, Oakland, CA 94612 510-839-2440

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*Partial Listing of Community Based Organizations and Community Meeting Facilities

San Antonio Community Directory

510-891-9393

510-451-7379

510-534-0165

CHILD CARE SERVICES

Oakland City Office of Health and Human Services Head Start Program

505 - 14th Street, 3rd Floor Oakland, CA 94612

All Information 510-238-3165

Offers pre-school for children age 3-5 from low-income families. No fees. Serving all of Oakland.

Parent Child Development Centers Inc.

2619 Broadway, Oakland, CA 94612

All Information 510-452-0492

Center provides low-income families with quality day-care at 7 year round centers in Oakland. Fees vary based on income. Serving all of Oakland.

EDUCATION AND EMPLOYMENT

Bay Area Urban League, Inc.

2201 Broadway, Oakland, CA 94612

All Information

Administers and provides programs in education, employment and community development. No fees for services. Serving all of Oakland.

Oakland Private Industry Council (PIC)

362 - 22nd Street, Oakland, CA 94612-3006

All Information

Provides short term job training for limited-income job seekers. Job search workshops, career counseling. No fees. Serving all of Oakland.

Women's Economic Agenda Project (WEAP)

449 - 15th Street, 2nd Floor, Oakland, CA 94612

All Information

Provides education and advocacy on economic issues affecting lowincome women. Information, referral services and resource bank. Donations requested. Serving all of Oakland.

Peralta Community College/Laney College Community Education

900 Fallon Street, Room E203, Oakland CA 94607

All Information 510-464-3121 Provides information and referral services regarding adult education programs. Fees vary. Serving all of Oakland.

EMERGENCY AID

Harbor House

1811 - 11th Avenue, Oakland, CA 94606

All Information

Provides food and clothing for the needy. Offers classes and home

tutoring. No fees. Serving all of Oakland.

HEALTHCARE

YWCA Health Service-Family Planning

1515 Webster Street, Oakland, CA 94612

All Information 510-444-4326

Provides reproductive and contraceptive services for women, men and young adults. Full gynecological care for women. Sliding scale fees. Serving all of Oakland.

San Antonio Neighborhood Health Center

1030 East 14th Street, Oakland, CA 94606

510-238-5400

General outpatient medical care, obstetrics, gynecological prenatal care, and pediatrics. Fees vary. Serving all of Oakland.

HOUSING AND SHELTER

Oakland Housing Authority

1619 Harrison Street, Oakland, CA 94612 510-874-1500 All Information

Provides subsidized rental housing for elderly, physically or developmentally disabled, or low-income persons in Oakland.

ECHO Housing Assistance Center/Project Share

1305 Franklin Street, Suite 305, Oakland, CA 94612

510-836-4826

A shared housing service which includes referral, education and supportive services. No fees. Serving all of Oakland.

LEGAL AID

Legal Aid Society of Alameda County

510 - 16th Street, Oakland, CA 94612

510-451-9261 All Information

Family law, domestic violence, government benefits, domestic problems. Sliding scale fees. By appointment only. Serving all of Oakland.

Alameda County Commission on the Status of Women

401 Broadway, Oakland, CA 94607

All Information

510-268-2076 Provides information and referral for women seeking knowl-

edge on their legal rights in employment, housing, and domestic relations. No fees. Serving all of Oakland.

RECOVERY CENTERS

Narcotics Education League (NEL)

3315 East 14th Street, Oakland, CA 94601

All Information

Provides treatment services for alcoholics, drug abusers and their families. Provides referral and assistance for detoxification facilities. Fees vary. Serving all of Oakland.

510-536-4760

510-832-0246

East Bay Community Recovery Project

1107 East 14th Street, Oakland, CA 94606

All Information

Outpatient drug treatment programs, counseling, child care,

medical services, AIDS testing, and an acupuncture clinic. Fees vary. Serving all of Oakland.

SENIOR SERVICES

For all senior related services, please contact the City of Oak-510-238-3121 land Department on Aging.

YOUTH DEVELOPMENT

Harbor House

1811 - 11th Avenue, Oakland, CA 94606

All Information 510-534-0165

Offers job placement for young adults. No fees. Serving all of Oakland.

City Line Information Services

1520 Lakeside Drive, Oakland, CA 94612

All Information

510-444-CITY Provides extensive listing of programs, organizations, and

schools designed to empower and nurture the children of the East Bay. General information and referral. No fees.

East Bay Asian Youth Center

1600 East 12th Street, Oakland, CA 94606

All Information 510-533-1092

Provides comprehensive support services for Asian youth. Academic assistance programs, leadership workshops, mentoring programs. No fees. Serving San Antonio and Fruitvale.

The above is a partial listing of services and can be used as a resource and referral guide towards more specific needs. This information is from The Big Blue Book: Directory of Human Services for Alameda County 1994-1995 produced by Eden I&R, Inc. 510-537-2710

For more information or additional copies of the Neighborhood Profiles please contact OCCUR 1330 Broadway Suite 1030 Oakland, CA 94612 510-839-2440